TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Four Lakes Master HOA

STATUS: PARTIAL PUBLIC CRAWL - FULL 3-TIER PACKET NEEDED FOR VERIFICATION

Jurisdiction & Statutory Baseline: Illinois (765 ILCS 160 & 765 ILCS 605) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (2020 02 01 FLBCA Rules and Regulations) · Clauses Parsed: 41

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (2020 02 01 FLBCA Rules and Regulations, 41 clauses parsed) for Four Lakes Master HOA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under 765 ILCS 160 & 765 ILCS 605 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Four Lakes Master HOA:

1. Fines, Suspensions & Hearing Due Process (765 ILCS 160 & 765 ILCS 605): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (765 ILCS 160 & 765 ILCS 605): Verify secret-ballot/proxy rules, open board meeting notice windows, and statutory owner records-inspection rights.
3. Federal Preemption & Rules-vs.-Declaration Hierarchy (47 C.F.R. Sec. 1.4000 & FHA): Verify standalone Board/ARC rules do not exceed recorded CC&R authority or restrict protected antennas, solar, or assistance animals.

Upload up to 10 governing PDFs for a full Crystal AI Audit at https://www.truehoa.app/crystal